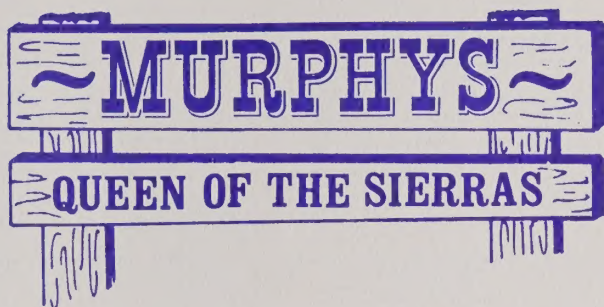




MURPHYS & DOUGLAS FLAT community plan



INSTITUTE OF GOVERNMENT
STUDIES LIBRARY
DEC 12 2000

UNIVERSITY OF CALIFORNIA

JUNE 1, 1988

Calaveras
County,
California



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C124923261>

MURPHYS-DOUGLAS FLAT COMMUNITY PLAN

COUNTY OF CALAVERAS

GENERAL PLAN IMPLEMENTATION PROGRAM

Revisions
Summer, 1986

BOARD OF SUPERVISORS

District One:	Jack Burns (Chairman)
District Two:	Thomas (Tommy) Taylor
District Three:	Suzanne Kuehl
District Four:	Tom Tryon (Vice Chairman)
District Five:	William (Bill) Burke

PLANNING COMMISSION

District One:	Lee Baccus (Chairman)
District Two:	Rosemary Faulkner (Vice-Chairman)
District Three:	Chuck Sisney
District Four:	Joe Wylie
District Five:	John Snyder

COMMUNITY PLAN CITIZEN ADVISORY COMMITTEE

(1984 General Plan Revision)

James Bishop, Chairman
Bruce Cunningham, Vice-chairman
John Blowers
Don Deem
Mary Gault
Louise Johnson
Isabelle Pyritz
Lester Queirolo
Mike Skenfield
Ray Taylor
Joe Wylie

PLANNING DEPARTMENT

Planning Director:	Brent Harrington
Project Planner:	Eric Jay Toll
Mapping Technician:	Bambi Gile
Photographs:	Calaveras County Museum and Archives

PREFACE

California law requires every County to have a comprehensive, long range General Plan to guide growth and development for its jurisdiction. A County General Plan is a combination of mandatory, and, if desired, optional elements or sections that deal with land development and environmental protection. Each of the sections concentrates on a specific aspect of future development. The Calaveras County General Plan was first adopted in 1967, and the subject of revisions in 1973 and 1974. A major revision to the Plan was approved by the Board of Supervisors and adopted in April, 1982. The contents of the Plan were challenged in Court by a citizen committee, and in April, 1985, the Third District Court of Appeals ordered the County to revise portions of its land use and circulation elements. The Court-ordered revisions were adopted in September, 1985.

The Calaveras County General Plan attempts to balance the preservation of private property rights with protection for the county's natural resources. The Plan also provides for local areas to develop special or community plans that reflected local values and goals concerning development. These special plans and community plans, upon adoption by the Board of Supervisors, become a part of the Calaveras County General Plan.

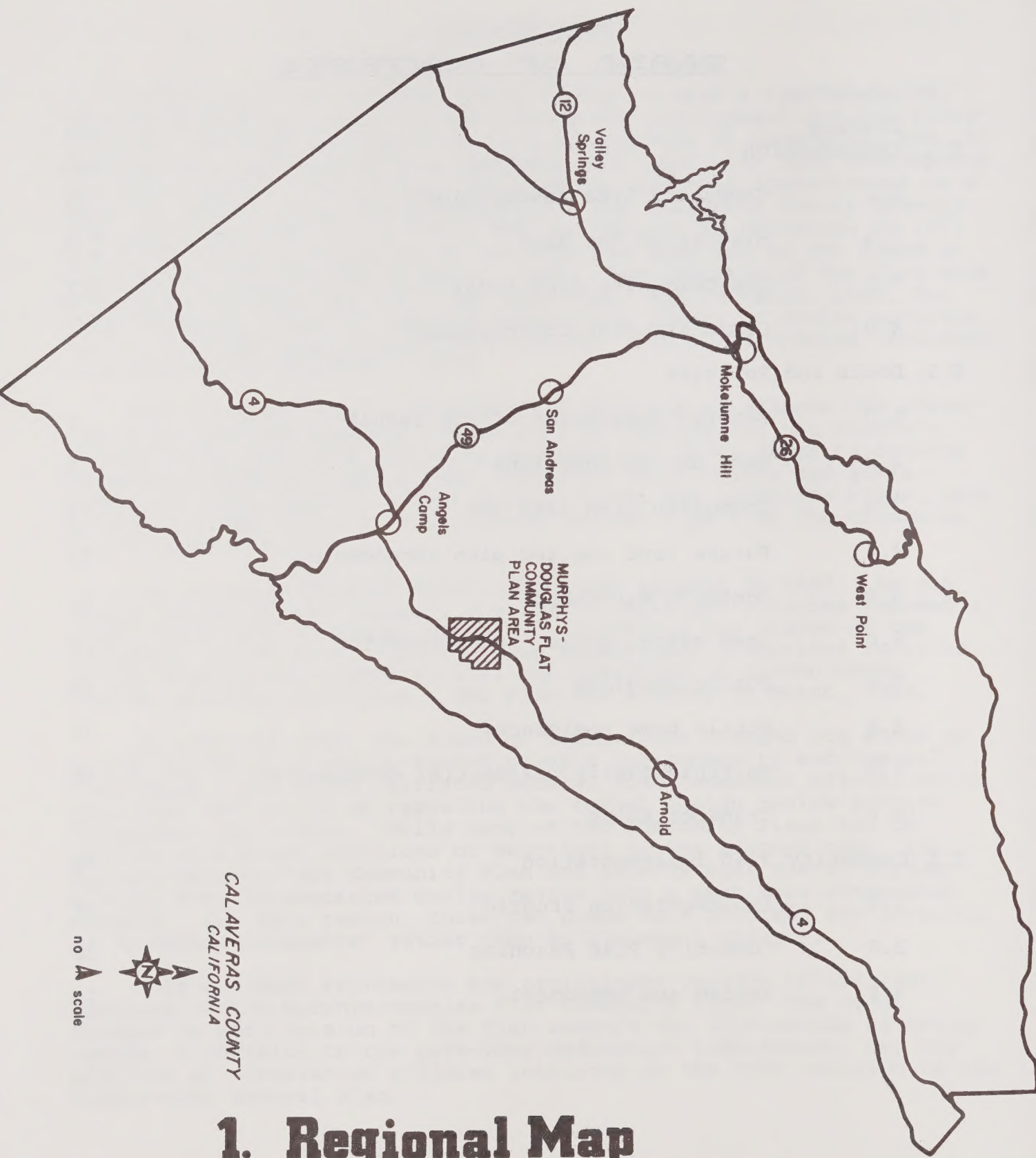
The original Murphys General Plan was adopted in 1969. As the county has grown and changed, the Plan's goals and policies reached a point where they no longer adequately reflected the wishes of the residents in the area. The Board of Supervisors authorized revision to the Plan in the summer of 1981 and appointed an eleven member Citizen Advisory Committee. The Plan was adopted in March, 1984.

In 1985 and 1986, the Board of Supervisors changed its stand on design review as a county-funded program for Community and Special Plan areas. The Board initiated General Plan Amendment #85-12, which will have the result of repealing the formal design review process throughout the County. While many of the Community Plans can be revised with minor additions or deletions in the adopted text, the Murphys-Douglas Flat Community Plan and Ebbetts Pass Scenic Highway Special Plan incorporated design review into a much more integrated program. For this reason, these two plans were proposed for revision as "complete documents" rather than as piecemeal changes.

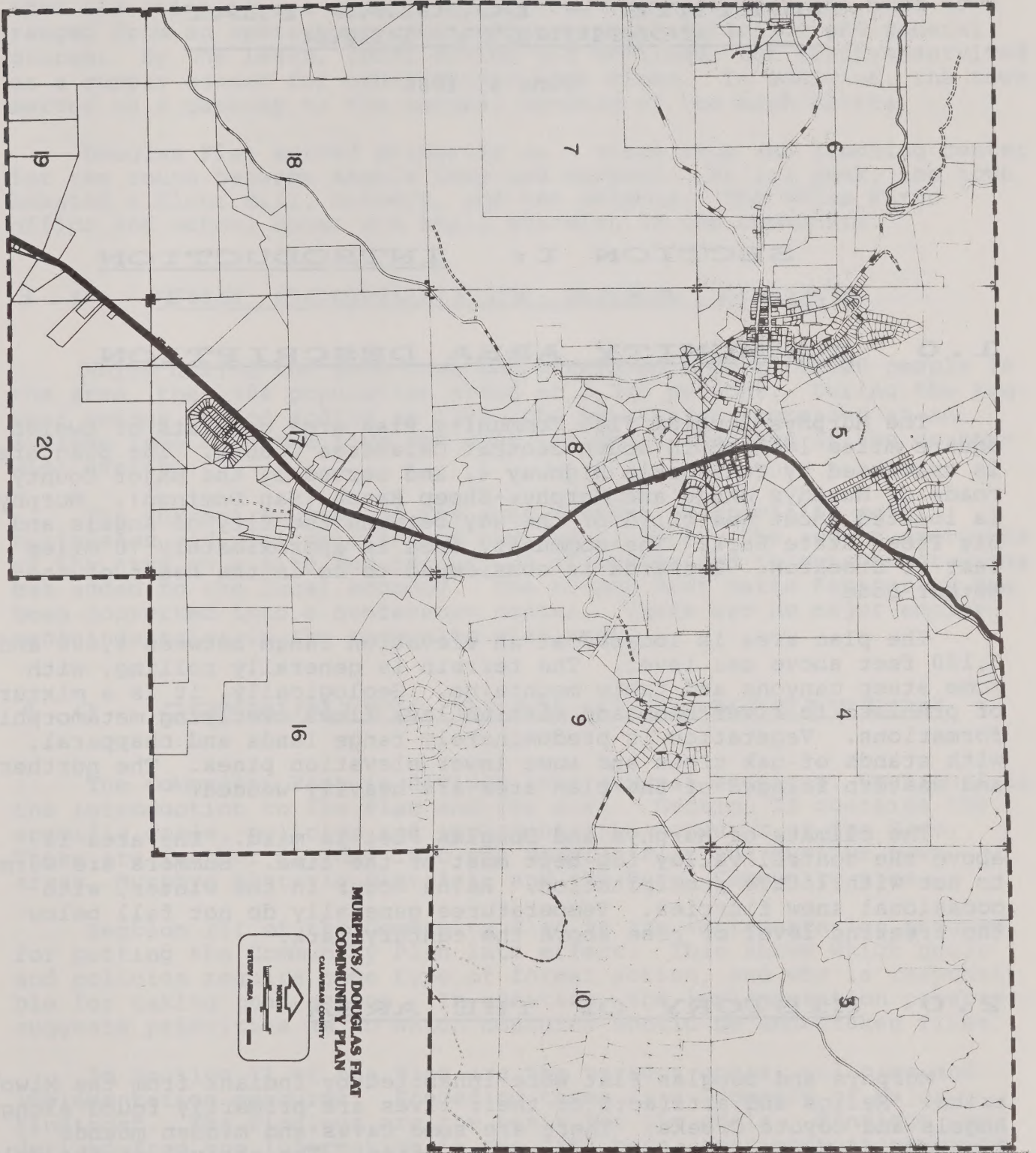
This document represents the preliminary version of the 1986 Revision of the Murphys-Douglas Flat Community Plan. The major changes in this version of the Plan concern the elimination of design review, a revision to the park-land dedication requirement, and the addition of circulation policies initiated by the 1985 revision to the County-wide General Plan.

TABLE OF CONTENTS

	Preface	2
I .	Introduction	
1.0	Community Area description	4
2.0	History of the area	4
3.0	The Community Area today	5
4.0	Community Plan organization	5
II	Goals and Policies	
1.0	General discussion of the issues	7
2.0	Land use designations	8
3.0	Community Plan land use	12
4.0	Future land use and plan amendments	23
5.0	Domestic Watershed	25
6.0	Open space, parks, and recreation	26
7.0	Public services	28
8.0	Mobile home residences	30
9.0	Multiple family residential development	32
10.0	Transportation	33
III	Community Plan Implementation	35
1.0	Implementation Program	35
2.0	Community Plan Rezoning	38
3.0	Review and Amendment	39



1. Regional Map



2. Plan Area

MURPHYS - DOUGLAS FLAT COMMUNITY PLAN

June 4, 1986

SECTION I: INTRODUCTION

1.0 COMMUNITY AREA DESCRIPTION

The Murphys-Douglas Flat Community Plan area consists of twelve square miles located in south central Calaveras County. The plan area is traversed by California Highway 4, and served by the major County roads of Murphys Grade and Murphys-Sheep Ranch (San Domingo). Murphys is located about one-third of the way between the City of Angels and Big Trees State Park. The community area is approximately 70 miles east of Stockton. The area is considered to be in the heart of the Mother Lode.

The plan area is located at an elevation range between 1,600 and 3,100 feet above sea level. The terrain is generally rolling, with some steep canyons and table mountains. Geologically, it is a mixture of prehistoric river beds and massive lava flows overlying metamorphic formations. Vegetation is predominately range lands and chapparal, with stands of oak trees and some lower elevation pines. The northern and eastern fringes of the plan area are heavily wooded.

The climate of Murphys and Douglas Flat is mild. The area is above the central valley fog belt most of the time. Summers are warm to hot with little precipitation. Rains occur in the winter, with occasional snow flurries. Temperatures generally do not fall below the freezing level or rise above the century mark.

2.0 HISTORY OF THE AREA

Murphys and Douglas Flat were inhabited by Indians from the Miwok tribe. Relics and artifacts of their lives are primarily found along Angels and Coyote Creeks. There are some caves and midden mounds located in the area, along with burial sites. The arrival of the gold seekers occurred in the mid-1800s, when the Murphy brothers opened their general store.

During the gold rush and into the 1870s, the area was a boom town

Introduction

with as many as twenty different companies seeking their fortunes from gold. Major fires in 1853 and 1874 wiped out many of the original frame buildings and led to the construction of stone houses and stores that are still in use today. Supporting businesses in the boom town ranged from an opera house and lumber yard to bordellos and general stores. By the 1880s, local mining had declined, but Murphys survived as a supply center for other Mother Lode mines. In addition, the town served as a gateway to the natural wonders of the high Sierra.

Douglas Flat served primarily as a stage stop and ranching center for the route between Angels Camp and Murphys. At its peak, the town boasted a flour mill, brewery, and ten saloons. The Wells Fargo office and school house are still standing in the community.

3.0 THE COMMUNITY AREA TODAY

While during the gold rush there were more than 10,000 people in the area, the 1984 population stood at 2,300 persons. During the ten-year census period ending in 1980, the population increased at an average rate of about five per cent per year, the same as the county-wide average.

The current economy of the area centers on specialty retail businesses and visitor-oriented commercial uses. The recent emergence of the area as a site for production of movies and television programs has added to the local economy. The former Bret Harte Sanitorium has been converted into a conference center. There are no major employment industries in the community plan area.

4.0 COMMUNITY PLAN ORGANIZATION

The Community Plan is divided into several sections. Section I is the introduction to the Plan and the area. Section II contains the specific goals, policies and implementation measures of the Plan. These are further divided into the Douglas Flat and Murphys town areas, Murphys Historic District, and the Rural Community area.

Section III of the Community Plan is the implementation program for putting the Community Plan into effect. This shows which goals and policies require some type of formal action, and who is responsible for taking that action. In addition, the implementation program suggests priorities as to which measures should be undertaken first.

In Section II of the Plan are the various goals, policies and implementation measures. Preceding these is a "Summary of Major Findings". The findings are the basis for the goals. Findings are derived from the information in the data base, testimony at meetings, and general input during the Community Plan adoption process. The goals, policies and implementation measures in the 1986 Preliminary Plan represent the change in philosophy of the Board of Supervisors that took place following the adoption of the 1984 revision to the

Introduction

Community Plan.

Goals are the broad objectives to attain the ultimate results of the Plan. Goals are general statements. They are an important influence in determining development in the Community Plan area now and into the future.

Policies are further clarification of goals. A policy helps define the goal with objectives so that it is more easily attainable.

Implementation Measures are the specific actions that need to be taken to ensure that the goals and policies of the Plan are put into day-to-day practice. An implementation measure may be as simple as a direction to County staff, or as complex as requiring an amendment to the County zoning ordinance or creation of special committees.

The land use maps within the Community Plan are a result of the goals and policies. It is important when viewing the land use designation for property that the goals, policies and implementation measures are also reviewed. There may be specific goals that could have an effect on the development potential of the land.

Introduction

SECTION II: GOALS AND POLICIES

1.0 GENERAL DISCUSSION OF ISSUES

The Murphys-Douglas Flat area consists of separate neighborhoods and areas in which there are specific local values in relation to land development and future growth. The Plan recognizes these areas and includes goals and policies that reflect the local preference.

The town areas are Douglas Flat and Murphys. Douglas Flat is the center of the old Douglas Flat townsite parallel to Highway 4 and Main Street. The town area takes in the Mother Lode Mobile Home and Douglas Flat subdivisions, as well as residential lots on the streets connecting with Highway 4.

Murphys is the population center of the Community Plan area. There are lands allocated for regional commercial activities and lands to support the desired service businesses. The residents of Murphys desire to see improved medical facilities and a financial institution. The allocation of residential lands will encourage diverse development of rural estates (1 to 5 acre parcels), and smaller single-family residential (generally 10,000 square feet in size, sometimes as large as an acre) parcels. The direction of the plan is to ensure that Murphys retains its charm as a rural town, while still allowing for moderate growth in an organized and well-planned manner.

Even though a formal design review process is not an integral part of the community plan following the 1986 revision, the importance of retaining conscientious design standards is considered a critical local issue. Many aspects of design review were incorporated into performance standards within the County-wide zoning ordinance as part of its revision in 1985 and 1986. This includes requirements for landscaping, lot coverage, access, sidewalks, and parking. The performance standards incorporate many of the items previously left to the discretion of local design review criteria. What has been eliminated is a formal review at the Planning Commission level of the individual project designs.

General discussion

Architectural compatibility is considered one of the major design review issues which has not been incorporated into the zoning ordinance. While structure design and aesthetics are a subjective issue, it is hoped that through Community pressure and market forces, new development in the Murphys and Douglas Flat areas will take into consideration the character of the area, and that new buildings or renovations will be designed accordingly. The concept within the Community Plan is that while no formal design review process is mandated, such a program could conceivably be implemented again in the future if policies of the Board of Supervisors change or local property owners desire such a program.

Within Murphys is an established neighborhood of unique architectural character on and surrounding the Main Street commercial and residential district. Development policies ensure continuation of residential uses side-by-side with commercial uses. The compatibility of new and old structures is a major consideration in this area.

The Rural Community area consists of those outlying lands in the Plan that are generally retained in larger parcel sizes for agriculture, ranching and open space purposes. The large lot sizes were based upon characteristics that include items such as soils, access or distance from town areas.

2.0 LAND USE DESIGNATIONS

2.1 Purpose

The purpose of the land use designations on the land use map is to give a clear indication of what land uses are permitted on the properties in the classification. Land use designations are shown with zones that are considered consistent under the terms of the existing zoning ordinance. Any changes in zoning districts shall be considered consistent with the land use designation if the purpose and intent of the zoning district is similar to and consistent with the purpose and intent of the land use designation.

2.2 Land use designations

2.21 Domestic Watershed

The purpose of the Domestic Watershed classification is to provide protection for those areas that have drainage from which water runoff (either surface or ground water) can affect the reservoirs and ditches providing domestic water supply for the Union Public Utility District water system.

Land use designations

2.22 Rural Transition

Rural Transition lands are those that are not generally suitable for commercial-scale resource production, but are best retained in parcel sizes that are larger than lots expected within a town area. Rural Transition lands are for five-acre and larger parcels, small scale ranching and farming, and raising of limited livestock, such as horses or cattle for personal use.

2.23 Resource Production

Lands in the Resource Production classification include those with access to irrigation water from wells, private reservoirs, or the Union Public Utility District water system. Generally, resource production lands include those with soils capable of supporting agriculture, grazing, timber production, or which contain other significant extractable natural resources.

2.24 Rural Residential

The purpose of the Rural Residential classification is to provide land that permits rural residential activities such as gardens and small-scale raising of livestock. Such lands ensure a buffer area between the communities of Murphys and Douglas Flat.

2.25 Single-Family Residential

Lands designated for Single-Family Residential use are located with access to public water, and are within the Murphys or Douglas Flat town area. The one exception is the Murphys Ranch subdivision located outside town areas, but consisting of parcels too small to accommodate rural residential land uses.

2.26 Multiple-Family Residential

Multiple-Family Residential lands are those intended for attached housing as either apartments, condominiums or townhouses. Multiple-Family Residential land uses are limited to the Murphys town area.

2.27 Commercial

Commercial lands include those lands where access and central location are best suited for commercial uses.

2.28 Mixed Use

Mixed Use land use areas are intended to be neighborhoods of both commercial and single-family residential land use.

2.29 Professional Offices

Lands classified as Professional Offices are those intended for the development of administrative, medical and service-oriented businesses that take place within an office.

Land use designations

2.291 Industrial

Industrial development is a potential land use designation. An "Industrial Zone" may be sought on any lands outside of the Main Street area that have a "Commercial" or "Professional Offices" designation. To obtain Industrial zoning, the project proponent shall submit a development plan for review and approval by the County to ensure compatibility with existing and potential adjoining land uses.

2.3 Overlay Land Use Designations

2.31 X

An X classification means that the parcel sizes are restricted to those parcel sizes existing at the time of plan adoption, and no further subdivision is permitted under the provisions of the Community Plan.

2.32 1, 5, 10, 20, 50 Acre (ac)

The numerical designation on a land use designation identifies those areas where the minimum parcel size or the maximum density is limited to one dwelling unit per the number of acres indicated.

2.4 Zoning Consistency

2.41 Recognition of Nonconforming Parcel Sizes

All legally-existing parcels are recognized by the Community Plan and may be developed consistent with the Plan, provided proper Building Department permits and clearances from Environmental Health, Public Works, Cal-Trans, or applicable special districts are obtained in advance of construction.

2.42 Consistent Density Combining Districts

In residential zones, there are limits to the number of dwellings per acre(s) or square footage of parcels. A number of 999 or less means number of acres per dwelling unit; a number of 1000 or more means number of square feet per dwelling.

Land use designations

2.43 Consistent Zones and Land Use Designations

Land use intensity is 2.59 persons per dwelling unit.

Land use designation	Maximum density or lot coverage (density)	Consistent Zone	Public Services
Domestic Watershed	1 unit per legal existing lot	A1-X-EP	District, well or septic
Rural Transition	1 unit per acreage on land use map	A1,AP,GF TP,RA	District, well or septic
Resource Production	1 unit per acreage on land use map	A1,AP,GF TP,RA	District, well or septic
Rural Residential	1 unit per acreage on land use map	RR,RA	District, well or septic
Single Family Residential	Maximum density 4 units per acre	Consistent R1-10,000	District water and Sewer
	1 unit per acre	R1-1	District water and septic
Multiple Family Residential	6 units per acre	R3-7200	District water and Sewer
Commercial	12 units per acre	R3-3600	District water and Sewer
	Maximum lot coverage is 90%; must provide onsite parking*	C1,C2,CP	District water and Sewer
	Maximum lot coverage is 75%; must provide onsite parking*	C1,CP	District water and septic
	Multi-family density C2, CP, 12 units per acre		District water and sewer
Mixed Use	C1, RC, 6 units per acre Residential density: R1, C1 4 units per acre; CP maximum lot coverage is 90%; must provide onsite parking*		District water and Sewer
Professional Offices	Residential density: CP 12 units per acre; Maximum lot coverage is 90%; must provide on-site parking.		District water and Sewer
Industrial	Maximum lot cover- age: 90%	M1	District water and sewer
	Maximum Lot cover- age: 70%	M1	District water and septic
	Maximum lot cover- age: 50%	M1	Well and septic
Existing (X) Parcel Size	1 unit per existing legal lot	Base zone-X	N/A
Acreage (1,5,10,20,50) limitation	1 unit per number of acres indicated	Base zone- number of acres	N/A
N/A = Not applicable			

Land use designations

3.0 MURPHYS - DOUGLAS FLAT COMMUNITY PLAN LAND USE

3.1 OVERALL COMMUNITY PLAN GOALS AND POLICIES

3.11 Summary of Major Findings

A. General

Nearly one-half of the legal existing lots in the Community Plan area are developed. Only twenty-five per cent of the lands designated for Commercial use in the 1969 Community Plan are currently developed. The Murphys and Douglas Flat area has been growing at an average rate of five per cent per year, just under the countywide average.

B. Growth

A survey of registered voters determined that of the respondents, more than ninety per cent desired to maintain the same or a slower growth rate than the current five per cent per year. The status quo growth rate is one step in assuring that the character of the Community Plan area does not drastically change over the life of this Plan. The Plan has a holding capacity of more than 6,500 persons at sixty-seven per cent buildout.

C. Economic Viability

The Calaveras County General Plan places the emphasis on commercial and economic development being located in community centers, community and special plan areas. While Murphys and Douglas Flat are a Community Plan area, and as such, the General Plan emphasis applies to this area, there are special considerations on the types and intensity of economic development that is best supported in the Plan area. The General Plan goal and policies to improve the County's economy (Goal #1, County General Plan) serves as an umbrella to reflect the desires of the local residents expressed in this plan.

One major community value is to ensure the economic viability of the Community Plan area. The economy centers around the tourist industry at this time, supported mainly by visitor-oriented businesses. The great majority of retail and service businesses in the area are small employers, with few supporting more than ten employees. The desire of the residents in the area is to encourage job-generating businesses that will provide a secure income for local residents and support local businesses. The Murphys and Douglas Flat area has provided the background for several television programs and movies. This industry, while sporadic in nature, generally provides periodic employment to local residents and the economy as a whole.

Community Plan land use

D. Community character and quality of life

Residents are especially interested in maintaining and increasing property values through retention of the charm and character of the Community Plan area. In both the 1969 and 1984 Community Plans, there were provisions to include a public design review process. With the changes in the zoning ordinance in 1986, many aspects of design review that were previously not required in Calaveras County were incorporated as performance standards in nearly all residential and commercial zones. With the inclusion of these standards, the only issue remaining unaddressed became the aesthetics of structure design.

Prior to the implementation of design review standards in the Community Plan area, two new projects were developed in the Central Murphys area, and several in the town area. While opinions on the quality of the design varied, as subjective decisions usually do, it was generally believed that the designs reflected the character of the area. It would appear that general market conditions (the price of real estate in the area, the necessity of higher rents, and the general economic conditions of the community) would encourage a developer to continue to follow the design pattern that presently exists.

E. Public services.

There is general satisfaction with the current level of public services. Community support has also been given at the polls to expand and improve some of the public service facilities. There is need to ensure that as the area develops through the end of the century, this level of quality is maintained.

F. Roads and access

Since the adoption of the original community plan in 1969, there have been few public road improvements in the area. A proposed downtown bypass for Murphys Grade Road has been abandoned. The only new roads since 1969 have been those to serve new subdivisions. Many existing subdivisions are served by roads that are unsuited to handle the traffic expected to be generated when the subdivisions reach buildout. A community issue is to ensure that all new development has adequate access and does not degrade existing levels of service on roads within the Community Plan area.

3.12 Community Plan recommendations

1-GOAL: Preserve and enhance the rural character of the community area.

1a-Policy: Ensure that all new development is consistent with the

Community Plan land use

goals and policies of the Community Plan.

1b-Implementation Measure: Approve only those projects that are consistent with the goals and policies of the Community Plan.

1c-Implementation Measure: In those areas of the Community Plan where there are significant examples of historic architecture, developers should give special consideration to the design of proposed projects to ensure consistency between existing architecture and new construction.

1e-Policy: Ensure that there are adequate areas retained in open space.

1f-Implementation measure: Ensure that new commercial, industrial, multiple family residential development, and new single family residential subdivisions contain areas of open space or landscaping integrated into the project.

2-GOAL: Preserve and maintain the existing level of public services delivered to residents and property owners within the Community Plan area.

2a-Policy: Ensure that districts and County departments adequately serve the Community Plan area.

2b-Implementation Measure: Strive to ensure that existing districts take steps to annex areas of the Community Plan that are currently attached to the district provided that the annexations are also consistent with the districts' spheres of influence.

2c-Implementation Measure: Approve those projects that can develop without adversely impacting a district's ability to maintain its current service level; if the project will have such an impact, ensure that mitigation measures are included in the approval to offset such effects.

3-GOAL: Ensure that all new parcels have adequate access.

3a-Policy: Require legal access to all new parcels of land.

3b-Implementation Measure: Enforce the provisions of the Calaveras County General Plan and County Code as it applies to legal access.

3c-Policy: Require adequate, safe access to all new parcels of land.

3d-Implementation Measure: Approve new subdivisions that are served by or derive access from County-maintained or State-maintained roads or highways with levels of service of "Adequate" as provided in the Countywide

Community Plan land use

General Plan.

- 3e-Policy: Require provisions for maintenance of private roads.
- 3f-Implementation Measure: Ensure that all new development with private roads includes provisions for road maintenance consistent with the County General Plan and County Code in relation to road standards and requirements.
- 4-GOAL: Ensure the economic viability of the Community Plan area.
- 4a-Policy; Support Countywide General Plan Goal 1.
- 4b-Implementation Measure: Facilitate the development of job generating land uses in the Community Plan area when thoses uses are compativle with the character of Murphys and Douglas Flat.
- 4c-Implementation measure: Encourage the continued development of visitor-oriented commercial development.
- 5-GOAL: Maintain commercial districts within town areas only.
- 5a-Policy: Keep commercial districts contiguous to the areas designated on the Community Plan map and within those areas.
- 5b-Implementation measure; Consider approval of commercial projects that are located within the designated commercial areas of Murphys and Douglas Flat.
- 5c-Implementation measure: Consider approval of Community Plan amendments for new commercial designations only within town areas and on lands contiguous to commercial districts designated on the Community Plan land use map.
- 5d-Policy: Prevent "strip" commercial development.
- 5e-Implementation measure: When considering Community Plan amendments for new commercial development, ensure that such developmenrs are clustered in a manner to encourage central business areas, and not lead or contribute to creation of commercial strips along either side of Highway 4.

Community Plan land use

3.2 TOWN AREAS

3.21 Summary of major findings

The town areas represent two distinct communities with important characteristics. The areas are attractive places to live, due to established neighborhoods, regionally central location, and mixture of small town and rural atmosphere. Their charm is established by the town/county mix of land uses. single-family residential subdivisions and neighborhoods are separated by large one- to two-acre parcels with homes, gardens, and livestock. The sense of neighborhood identity and a feeling of nearby open space are greatly valued by residents. Commercial uses are centrally located. Where there are mixtures of commercial and residential uses, commercial uses are not dominant. A major purpose of the Community Plan is to protect and maintain this character.

Murphys has two commercial characteristics. One is its appeal to the visitor industry with its well-preserved Main Street area featuring Gold-rush era architecture, narrow streets and aged trees. The area is now included in the State Register of Historic Places and has recently been added to the National Register. The second characteristic is Murphys' location between Angels Camp and the Ebbetts Pass. Commercial lands have developed with good access to Highway 4. Although there is a wide variety of retail businesses, there is a desire to encourage more medical facilities and financial institutions to develop in the area. Maintaining a central commercial area on the highway is preferred to allowing commercial lands to sprawl on a parcel-by-parcel basis from one end of the town area to the other.

There are several specific locations in which there are existing commercial uses inconsistent with this policy. Though it will be possible for these businesses to continue to conduct operations as legally existing nonconforming land uses, the Plan recognizes the commercial value of these parcels and allocates a Commercial land use designation. These specific parcels, however, shall not be used as a basis to permit the spread of commercial development outside of the clustered commercial areas.

Traffic is a significant problem in the Murphys town area. Even on many of the county roads there is insufficient right-of-way for improvements to widen the existing roads. There is also a desire to maintain the rural characteristics of existing roads. Some of the roads will be unable to handle the traffic that will be generated when all of the existing lots are developed. In 1985, the County imposed a weight limit on Main Street in Murphys which has precluded major through truck traffic from utilizing the road. This action implemented one of the policies adopted in the 1984 Plan.

Proposals for new projects highlighted some of the other major traffic problems. With the narrow streets, and limited distances between buildings, it is not readily possible to widen existing commu-

Community Plan land use

nity areas roads to accommodate increased traffic. In 1986, the County initiated a study of an alternate circulation pattern for the central Murphys and Big Trees Road/Bret Harte vicinity. To adequately handle new development, all new construction in that general area needs to participate in the program that it ultimately adopts.

The same situation applies to parking in central Murphys. There is a shortage of parking area, and as new development occurs, and older buildings occupied, the need is becoming more acute. The Board of Supervisors has placed money in a trust account to accommodate a community parking facility. It is expected that construction on such a facility may begin by 1987.

Douglas Flat is developed primarily with single family residential dwellings on individual parcels. Even the mobile home "park" in the town area is a subdivision in which mobile homes are placed on individually-owned parcels. There are no multiple family residential dwellings in the Douglas Flat town area.

Commercial lands in Douglas Flat are centered in two clusters along Highway 4. The first cluster is between Ansel Davis Road and the north end of Main Street. The second cluster is adjoining McCarthy Ranch Road about mid-way through the town area on the east side of the highway. Commercial areas are adequate to accommodate the near-term commercial development in the area.

3.22 Community Plan recommendations

6-GOAL: Preserve the rural character of the town areas.

6a-Policy: Allow a mixture of uses consistent with small-town character.

6b-Implementation measure: Allow a mixture of residential densities, including rural residential, single family residential, and multiple family residential in town areas.

6c-Policy: Retain the distinctive identifies of Murphys and Douglas Flat.

6d-Implementation measure: Retain commercial and multiple family residential development within town area boundaries.

6e-Policy: Preserve the diverse character of town area neighborhoods.

6f-Implementation measure: Encourage new construction to utilize architectural styles that are representative of the long-standing design characteristics of the Town areas.

6g-Implementation measure: Using community resources, develop a series of guidelines or a catalog of architectural

Community Plan land use

styles that are believed to be representative or compatible with existing community character.

6h-Policy: Preserve residential neighborhoods.

6i-Implementation measure: Require commercial lands in Douglas Flat to obtain access exclusively from Highway 4 and not from Main Street.

6j-Implementation measure: Discourage commercial development from encroaching into established single family neighborhoods.

7-GOAL: Ensure that new development is permitted on roads with available capacity.

7a-Policy: While retaining "old town" street design within town areas, ensure that adequate attention is directed to traffic impacts and that new development in town areas participate in County-implemented programs to divert or bypass traffic, or other means of reducing traffic impacts.

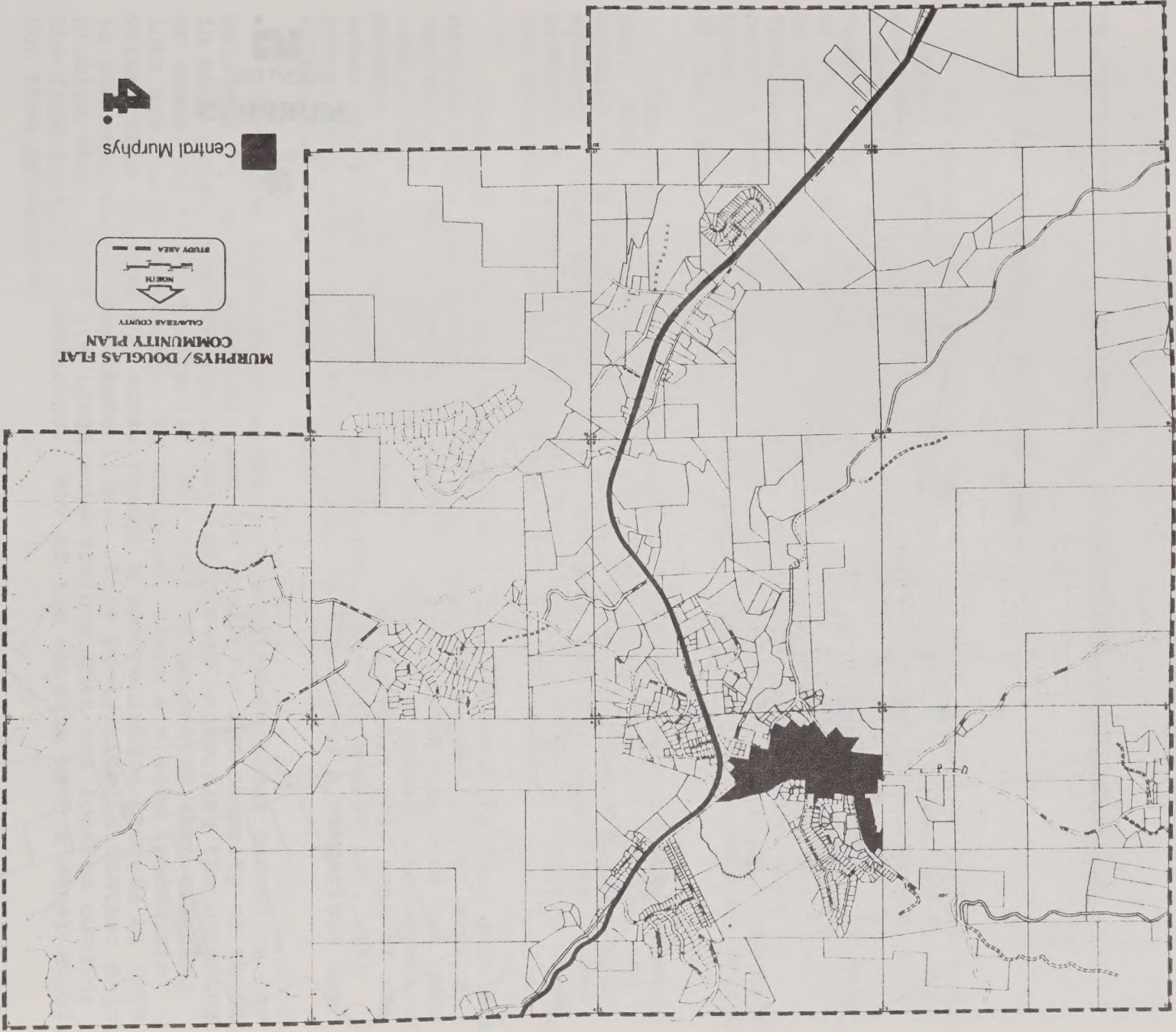
7b-Implementation measure: Develop a traffic impact plan for identified problem areas within the Murphys town areas that will assess committed capacity. Include a system of road improvement requirements, or in-lieu fees to ensure that new development contributes to on-site and off-site improvements consistent with the Plan.

7c-Implementation measure: When a project is proposed in an area for which a traffic study has not been completed, the Planning and Public Works departments shall prepare an interim traffic program which shall be funded by the proponent of the proposed project. Future development in the area of the traffic impact study shall be assessed a proportional fee at the time of building permit issuance or project approval, whichever occurs first, to reimburse the original proponent for costs in excess of the applicable proportion.

7d-Policy: Ensure that new development uses adequate standards for road improvements.

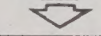
7e-Implementation measure: Utilizing the standards of the General Plan, the County Road ordinance, and any applicable Community Traffic Plans, ensure that new development and subdivisions provide required access constructed to established standards:

- Within the town areas of Murphys and Douglas Flat, utilize Community Road standards of the road ordinance.
- Within the town areas of Murphys and Douglas Flat,



MURPHYS / DOUGLAS FLAT
COMMUNITY PLAN

CALAVITAS COUNTY



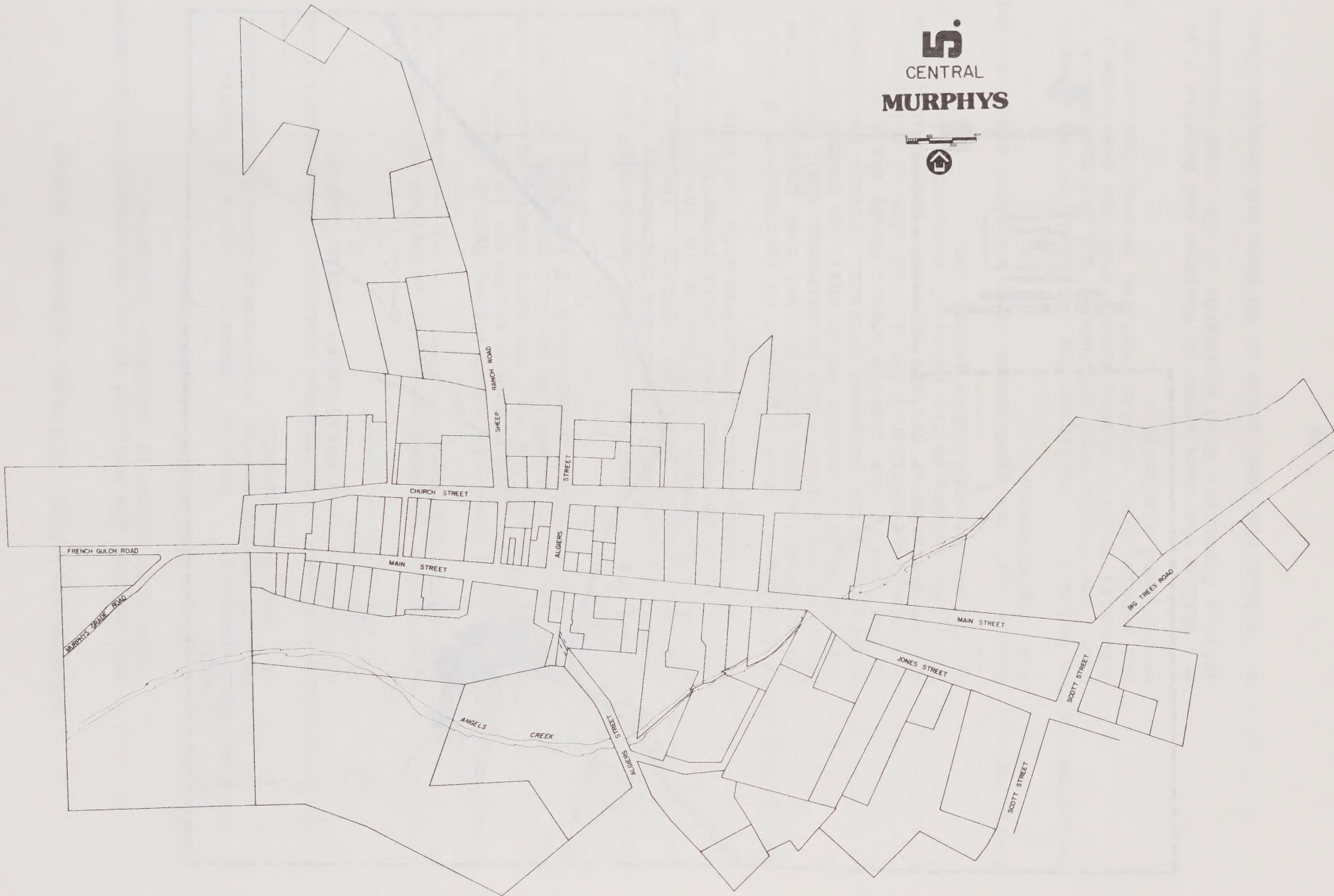
0 1 2 3 4 5 6 7 8 9 10

STUDY AREA

4.

Central Murphys

CENTRAL
MURPHYS



Community Plan land use

require Private Road standards for any access road that provides actual access to two or three parcels.

3.3

RURAL COMMUNITY AREA

3.31 Summary of major findings

The Rural Community area consists of scattered residential subdivisions, commercial scale agriculture production, mineral production, and undeveloped land. The area is served by poorly maintained sub-standard roads both publicly and privately maintained. Generally, subdivisions in the Rural Community area were approved prior to many of the current standard development conditions for subdivisions such as minimum parcel sizes (maximum density), road requirements, and conditions for delivery of public services. Much of the area is outside public water and fire districts. The Murphys Fire Protection District, however, recently annexed 1,700 acres in the eastern portion of the Community Plan area.

The rural Community Plan area has diverse geography and topography. Some areas are steep, can be reached only by dirt roads, and contain soils that are generally unsuitable for conventional septic systems. Other areas have soils suitable for agriculture or timber production, access to Union Public Utility District irrigation water, and generally have not been subdivided at this time.

There is one existing active mine in the Community Plan area near Douglas Flat, and several areas that have the potential for mineral extraction. While mining is generally a controversial land use near communities, it is the historic basis for the original development of Murphys as a central supply center. It is possible that some of the areas may be mined again in the future. Mineral extraction, with proper environmental considerations, is considered a compatible use within the Rural Community area.

The major land use problems in the outlying areas center on the delivery of public services, and the condition and capacity of roads. In many cases, road design is not capable of supporting the existing or committed traffic capacity that will be generated when existing lots are fully developed. In addition, there are some inadequate water lines through the area, though a modernization program by UPUD is underway to replace these lines. Fire protection is another major problem where there are large subdivisions that are located outside the fire district boundaries. Few of the parcels have a water supply for fire protection.

Another issue is to ensure that development within identified areas of flood hazard potential, such as Coyote Creek is protected from periodic flooding. The Uniform Building Code includes provisions that assist construction of structures to avoid major flood condi-

Community Plan land use

tions. In addition, the County has recently enacted a flood control and hazard ordinance, which adds other considerations to development of new structures and subdivisions.

While the Calaveras County General Plan policies call for a concentration of intense land uses within community plan areas, the community preference is to protect the rural character of this area. In order to accomplish this, consideration must be given to the land use designations outside of the Plan area.

For the most part, lands bordering the Murphys-Douglas Flat Community Plan area are designated as Community Development lands/Future Single Family Residential on the County General Plan. The Vallecito Residential Center adjoins the Community Plan area to the south, and the Ebbetts Pass Highway Special Plan to the north. In certain circumstances, parcels in the Residential Center may be subdivided to as small as one-half acre once the proposed Vallecito Community Sewage Disposal system is developed. A five acre density is retained in the Highway Plan.

To retain community character, community values call for a gradual transition of twenty acre parcel sizes in the outer reaches of the Rural Community area, with minimum parcel sizes decreasing (maximum density increasing) as the two areas are approached. Even though the twenty acre parcel size is within the Plan area, it provides an adequate buffer to ensure agrarian and open character surrounding the town areas.

Existing subdivisions located on the out perimeters of the Rural Community area are recognized as having been subdivided to the smallest parcel size possible. Tentative subdivision and parcel maps for which conditional approval has been obtained may be permitted to file final or parcel maps; however, if the maps expire, the provisions of the Community Plan will take precedence over previous approvals.

3.22 Community plan recommendations

8-GOAL: Preserve land capable of commercial agriculture, grazing, timber production, or mineral extraction.

8a-Policy: Encourage commercial resource production.

8b-Implementation measure: Designate those lands under the Williamson Act as Resource Production lands with a density of one dwelling unit per fifty acres.

8c-Implementation measure: Designate Resource Production parcels of less than twenty acres for Residential Agriculture zoning.

8d-Implementation measure: Designate Resource Production lands of more than twenty acres for General Agriculture zoning.

Community Plan land use

- 9-GOAL: Preserve the appearance of the rural community area.
- 9a-Policy: Ensure that new development and subdivisions maintain rural-size parcels and provide adequate public services.
- 9b-Implementation measure: Enforce the provisions of the County-wide General Plan and road ordinance in relation to approving projects on roads with levels of service of A, B, or C in the Rural Community Area.
- 9c-Implementation measure: Assign five acre to twenty acre densities on parcels on lands classified as Rural Transition or Rural Residential in the Rural Community Area.
- 9d-Implementation measure: Require subdivisions of five or more parcels to annex into the Murphys Rural Fire District as a condition of project approval when there is no independent fire district protection for the lands.
- 10-GOAL: Ensure that commercial land uses are located only within the Murphys or Douglas Flat town areas.
- 10a-Policy: Do not consider applications for commercial uses in the Rural Community area.
- 10b-Implementation measure: Allow no commercial land uses, other than businesses in the home, in the rural Community area.
- 11-GOAL: Improve access to the Rural Community area.
- 11a-Policy: Encourage the road department to improve county roads in the Rural Community area.
- 11b-Implementation measure: Ensure that the Calaveras County Regional Transportation Plan includes provisions for road improvements into the Rural Community area.
- 12-GOAL: Protect new development from flooding.
- 12a-Policy: Ensure that new development is located outside of potential flood plains.
- 12b-Implementation measure: Enforce the County's flood hazard ordinance.
- 12c-Implementation measure: Identify Angels Creek, Coyote Creek, and Peppermint Creek as potential flood zones, and indicate such on a Community Plan map.

Community Plan land use

3.4

CLUSTER DEVELOPMENT

3.41 Summary of major findings

One method of preserving open space and utilizing available public services is cluster development. Cluster development permits the subdivider or builder to take advantage of the most suitable terrain for building locations and road design.

While cluster development in urban areas has traditionally resulted in shoulder-to-shoulder townhouse development or extremely small parcels, in rural communities the end result is a variety of parcel sizes. Cluster development is a means by which the total potential density of a parcel prior to subdivision is utilized in a flexible manner. For example, a 100-acre parcel has a density in the Community Plan of one dwelling per 10 acres. A subdivider may create a total of ten lots. If the property has public water, a developer could create nine one-acre parcels with a 91-acre common area that could not be further subdivided. If the new parcels are to be served by individual wells and septic systems, the subdivider could create nine 5-acre parcels and retain a 55-acre common area. In each case, no more than ten dwellings are built on the property. The smallest parcel to be created must meet minimum lot size requirements on the basis of water sources and methods of sewage disposal.

Cluster development is an effective means of retaining open space with the large common areas that cannot be further subdivided. It can also be used to reduce capital improvement costs, such as roads and water lines, as dwellings are located closer together. Clustering may be utilized in any Residential or Agricultural zoning district.

In other cases, clustering may be used as an incentive to acquire park and recreation lands. If a property owner wishes to dedicate lands for public use beyond what would be required for the scale of development (see the policies on Open Space, Parks and Recreation), the "surplus" density may be transferred from the land offered for dedication to the developed area. As an example, if a property owner has 40 acres with a density of one dwelling per 1 acre, he has the ability to create 40 parcels. If the developer dedicates 10 of those acres for public park purposes, he can transfer the density of those ten acres to the remaining 30 acres. For this example, it is assumed that the developer has access to both public water and public sewer, because the density in the remaining 30 acres will result in parcels of less than one acre in size. This transfer would need to be approved contingent on the lands being usable for a public park by a local agency, and subject to the approval of the Planning Commission.

Community Plan land use

3.42 Community Plan Recommendations

- 13-GOAL: Permit and encourage cluster development.
- 13a-Policy: Consider favorably subdivision designs that cluster parcels to retain open space.
- 13b-Implementation Measure: Utilize density transfer provisions of the County General Plan and zoning ordinance to provide for cluster development.
- 13c-Policy: Provide density incentives for public park and recreation land dedication.
- 13d-Implementation Measure: When agreed to by a local agency offering park and recreation services, and found to be usable public land, permit the applicable density of the lands to be dedicated to be applied to the lands to be subdivided or developed.
- 14-GOAL: Allow clustering in Natural Resource and Residential land use districts.
- 14a-Policy: Permit clustering as a development method in all land use categories.
- 14b-Implementation Measure: Allow clustering within assigned densities in the A1, GF, RA, RR, R1, R2 or R3 zoning districts.

4.0 FUTURE LAND USE AND COMMUNITY PLAN AMENDMENTS

4.1 Summary of Major Findings

There is general concern that following the adoption of the Community Plan, the intent and strength of the Plan could be changed or reduced by Community Plan amendments that are not consistent with the overall intent and goals of the Plan. The Community Plan recognizes that there will be changes in local needs and values. In addition, there will be projects of a general benefit to the community that require more land than is available in a specific land use designation.

The Community Plan recognizes in its land use map the highest and best use of lands based on current land usage, recent development trends, and expressed community values. As this plan is intended to accommodate and assist development through the end of the 20th century, there are policies included to guide consideration of Community Plan amendments.

Future land use

When the 1984 Community Plan was less than two years old, a change in the composition of the Board of Supervisors and a tightening fiscal position for the County at large were some of the reasons for revising the Community Plan to eliminate the formal design review process. This change, while considered a major shift in the policy direction of the Community Plan, is considered by the Board to be an adjustment to reflect Supervisors' policy changes related to design review.

4.2 Community Plan Recommendations

15-GOAL: Retain adequate lands for future development.

15a-Policy: Ensure that there is a need for new multi-family residential or commercial lands prior to considering any Community Plan amendments to change parcels to these classifications.

15b-Implementation Measure: Require applicants for such Community Plan amendments to show that there are substantiated reasons, or other social or economic reasons as to why such a Community Plan amendment is necessary at the time of submittal.

15c-Implementation Measure: Require that all necessary development applications are submitted concurrently with the Community Plan amendment application.

15d-Implementation Measure: Require commitments from the applicant to ensure that the proposed development is completed per the approvals granted by the County.

15e-Policy: Permit proposals for Community Plan amendments for mixed density developments that would require a phased completion over a period of more than three years with a specific commitment to the quality and type of development and improvements.

15f-Implementation Measure: Permit a development agreement with a Community Plan amendment for large acreage subdivisions.

Domestic Watershed

5.0 DOMESTIC WATERSHED

5.1 Summary of Major Findings

The Union Public Utility District has been experiencing problems with the quality of water for domestic use that has been caused, in part, by the development of subdivisions and residences with septic systems located in the direct water drainage of the District's Seibel and Stephens Reservoirs. Gray water from septic system leach lines and increased runoff caused by grading and new impervious surfaces have been major parts of the problem.

The two existing reservoirs and the new reservoir now in service are located in areas where septic tanks are necessary. Construction in the area generally takes place on steep slopes.

In 1981, voters in the District approved a bond issue to finance the construction of a new domestic water delivery system and a new reservoir. The District has acquired the necessary land along the northeast quarter of Section 4 and the northwest quarter of Section 3 on the north boundaries of the Community Plan.

A protected status is given to the reservoir lands. Lands adjoining the reservoir that have slopes and drainage courses that would tend to bring water into the storage areas are restricted to one dwelling per existing lot.

5.2 Community Plan Recommendations

- 16-GOAL: Protect the Union Public Utility District domestic water supplies.
- 16a-Policy: Ensure that no development is permitted to threaten the drainage into Stephens, Seibel and new reservoirs.
- 16b-Implementation Measure: Designate those lands that have the potential for direct runoff into the reservoirs as Domestic Watershed.
- 16c-Implementation Measure: Permit one dwelling unit per existing legal lot in the Domestic Watershed land use classification.
- 17-GOAL: Allow Domestic Watershed lands to change to another Community Plan designation when the protected status is no longer necessary.
- 17a-Policy: Consult with UPUD to determine when it is no longer necessary for a parcel of land to protect the domestic watershed.

Domestic Watershed

- 17b-Implementation measure: Consider the recommendation of the Union Public Utility District when reviewing a Community Plan Amendment to change a parcel from Domestic Watershed to another land use designation.
- 17c-Implementation measure: Permit a Community Plan Amendment from Domestic Watershed to Rural Transition or Rural Residential land use designation, if the subject property meets the goals and policies of these classifications.
- 17d-Policy: Ensure that new development does not affect water quality in UPUD and Utica ditches.
- 17e-Implementation Measure: Enforce the provisions of the County sewage disposal standards in relation to sanitary setbacks from domestic water supplies.

6.0 OPEN SPACE, PARKS, AND RECREATION

6.1 Summary of Major Findings

As the community area has developed over the years, it has become apparent that there are inadequate public parks and recreation facilities. In addition, as the area passes the fifty percent build-out level, it is apparent that there is a greater need of open space to preserve the open, rural character of the area.

There are no special districts in the Community Plan area that include a chartered service to acquire and develop parks, recreation lands, or open space. In addition, there are few existing sources of public funds for such purposes. Locally, Union Public Utility District and the Ebbetts Pass Veteran Memorial District could add such a service if either proposes a sphere of influence to include the permitted latent service (a service a district is permitted to provide but has not provided), or a new district could be formed. There are several public service organizations that could also undertake such action. State law permits a recreation and park district to be formed and to acquire necessary funds through assessments, special taxes, in-lieu fees, or dedication of land.

The 20-acre parcel sizes in the Rural Community Area are considered an important and integral part of the Community Plan open space program.

An inventory of public park and recreation lands in 1986 shows that there are just under thirty acres for public use. Lands for active recreation, such as baseball, soccer and football are needed. In addition, passive recreation lands for picnics or playgrounds are also needed. To accommodate the potential increased population within the Plan area, an additional 13 acres of park and recreation land are

Open space-parks-recreation

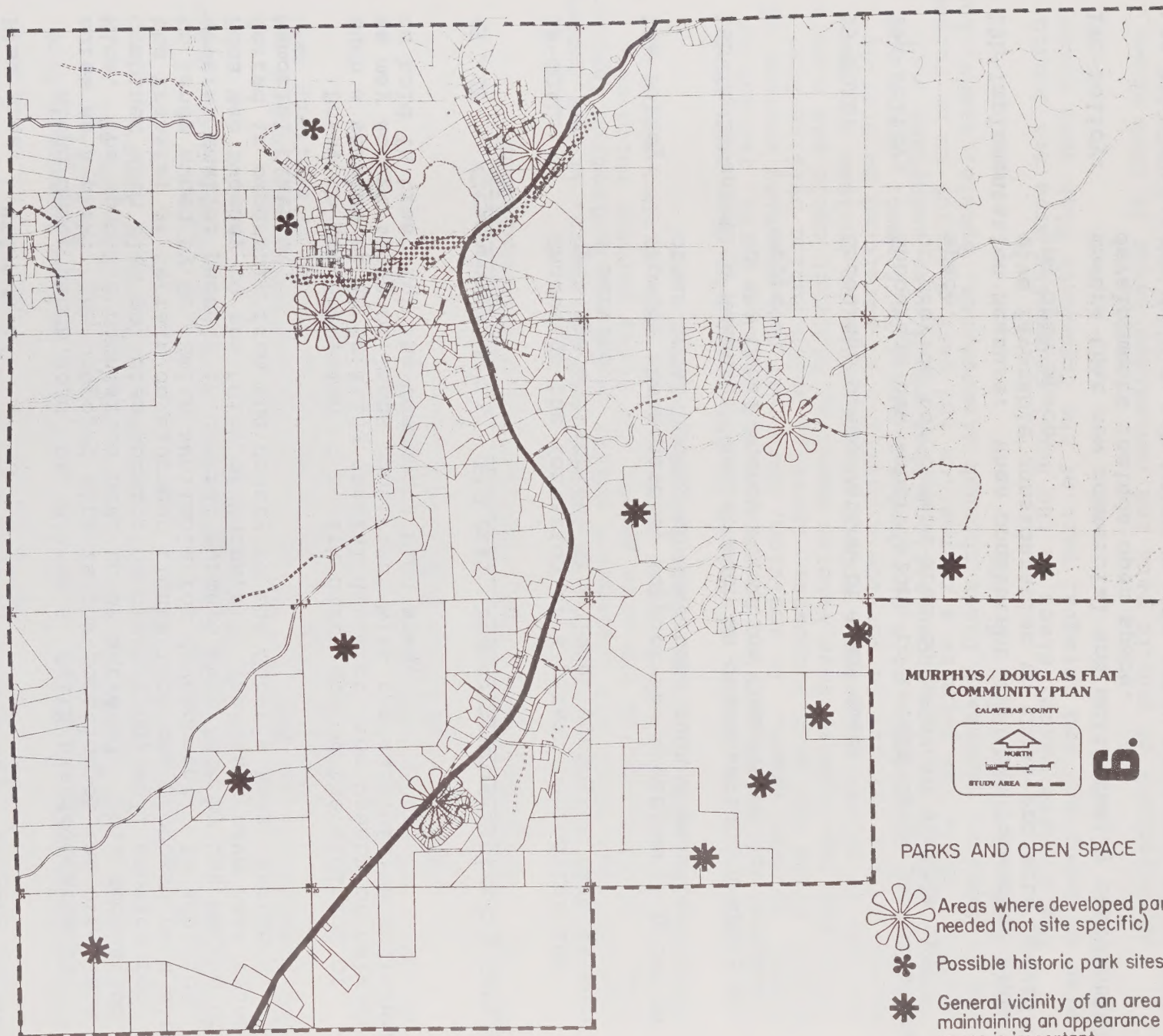
needed, and present park land needs to be improved or developed for public use. With the acquisition of this additional acreage, there will be approximately 2.5 acres of park land for each 1,000 persons in the Plan area.

Along Sheep Ranch Road, Dr. Milton B. Smith has dedicated 20 acres as a park. The proposed site is the location of the Oro Plata Mine. The specific boundaries have to be surveyed. This dedication, combined with Plan policies permitting clustering, will provide for the transfer of certain development rights from the proposed park site to lands owned by Dr. Smith available for development. In addition, several smaller parcels in central Murphys were left by the estate of Edna Mae Sweeney to the "City of Murphys." The lands have been transferred in ownership from the County to the Ebbetts Pass Veteran's Memorial District.

Prior to the formation of a park district, or the addition of such a service to an existing special district, the County of Calaveras may accept funds or lands consistent with the subdivision ordinance to hold in trust for the Community Plan area.

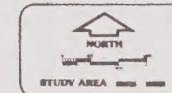
6.2 Community Plan Recommendations

- 18-GOAL: Encourage the formation of a parks, recreation and open space district, or a local agency to take on such a service.
- 18a-Policy: Provide the necessary support for a citizens' group or other local agency to undertake such a measure.
- 18b-Implementation Measure: Assist such an organization in applying to the Local Agency Formation Commission for service approval.
- 19-GOAL: Encourage preservation of open space.
- 19a-Policy: Encourage new subdivisions to retain large parcel sizes or provide for common area to maintain visible open space.
- 19b-Implementation Measure: When consistent with the Community Plan, give favorable consideration to those projects providing open space.
- 19c-Policy: Ensure that new commercial and multi-family residential developments include open space.
- 19d-Implementation Measure: Include landscaping requirements in the zoning ordinance.
- 19e-Policy: Encourage the use of open space easements.



MURPHYS/ DOUGLAS FLAT COMMUNITY PLAN

CALAVERAS COUNTY



6

PARKS AND OPEN SPACE

-  Areas where developed parks are needed (not site specific)
-  Possible historic park sites
-  General vicinity of an area where maintaining an appearance of open space is important
-  Angels Creek area; an important target for some type of park or open space for a future district

Open space-parks-recreation

- 19f-Implementation Measure: Encourage property owners meeting State requirements to enter into open space contracts with the County for conservation or open space easements.
- 20-GOAL: Ensure that adequate funds and lands are acquired for parks and recreation.
- 20a-Policy: Require new subdivisions and development to contribute to such acquisition.
- 20b-Implementation Measure: Enforce the provisions of the County Code for the acquisition of open space and parks land to ensure that there are two and one half acres of park or open space land acquired for each 1,000 of potential population.
- 20c-Implementation Measure: Prior to formation of a district, or the addition of such a service to an existing local agency, the County of Calaveras may serve as a trustee to hold funds and lands until formation is completed.

7.0 PUBLIC SERVICES

7.1 Summary of Major Findings

There is general satisfaction with the delivery level of public services at the present time. There is a need to see an expanded medical facility or trauma center developed in the area, as well as more physicians and support services.

Fire protection, water supply and sewage disposal are considered adequate at their present service levels. The Murphys Fire District collects a fee on all new building permits. The Union Public Utility District recently received voter approval on a bond issue to finance a new reservoir and domestic water delivery system. The Murphys Sanitary District is approaching its current capacity, and needs to repair and upgrade portions of its system.

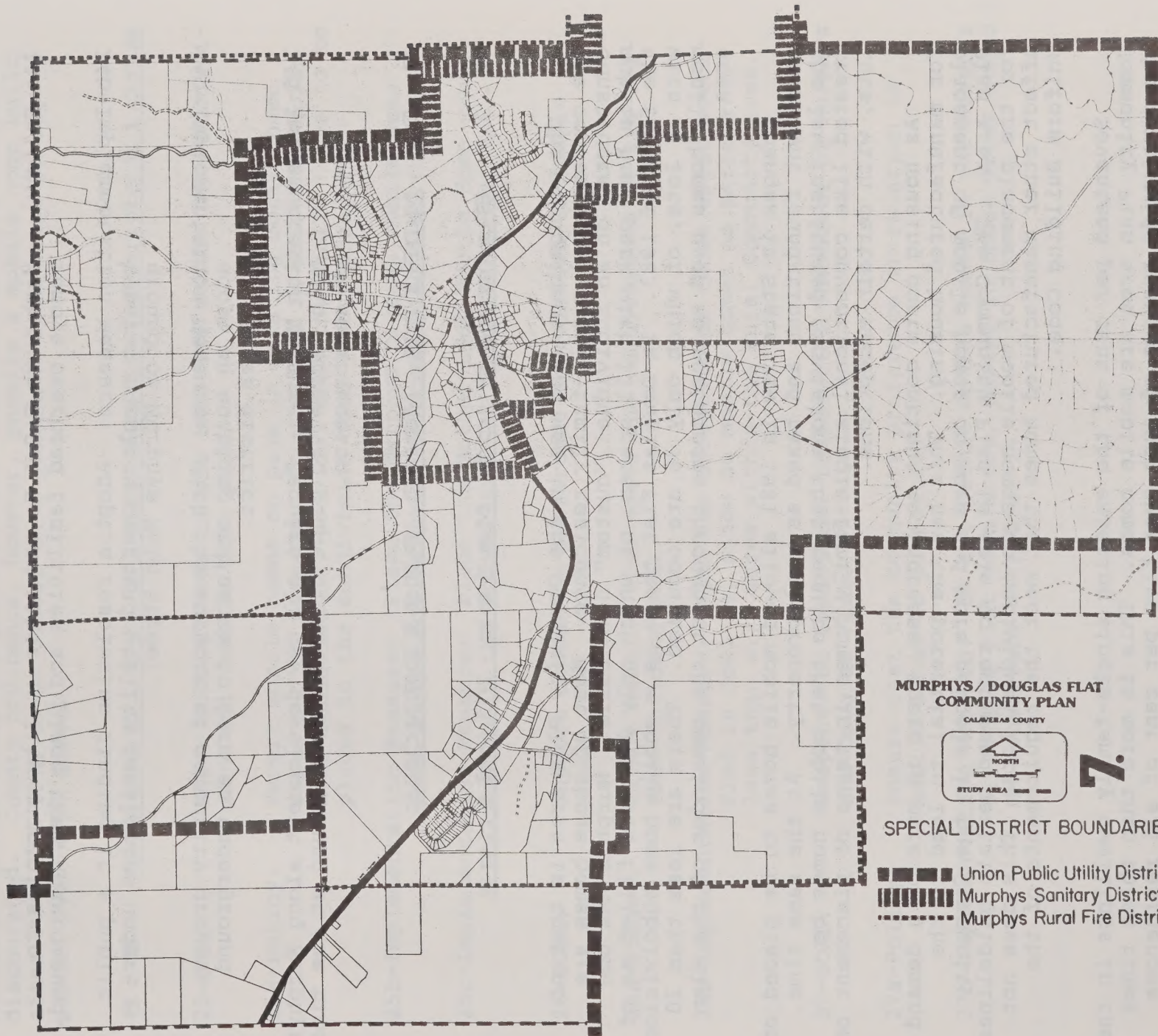
There are Sheriff's deputies with patrol routes that include the Community Plan area. The number of calls to the vicinity are increasing with the population. There is a near-future desire for a resident deputy to serve Murphys and Douglas Flat.

Under California Public Utilities Commission authority, there are funds allocated by Pacific Gas and Electric Co. for the purposes of placing utility wires underground in various areas of the county. Such an action would be beneficial for the Historic District, if it can be accomplished without damaging the roadside trees. While the County may make use of this fund, there are some costs associated with conversion to underground utilities that property owners must bear.

Public services

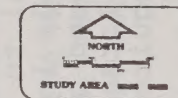
7.2 Community Plan Recommendations

- 21-GOAL: Encourage the development of an emergency medical center in the Community Plan area.
- 21a-Policy: Work with the Mark Twain Hospital District and County Health Officer to develop a paramedic program for the county with a possible emergency facility in Murphys or Douglas Flat.
- 21b-Implementation Measure: Continue to research funding in the private and public sectors to support such a project.
- 21c-Implementation Measure: Strive to involve community groups in supporting such a project.
- 22-GOAL: Work toward development of a community medical facility.
- 22a-Policy: Encourage or give favorable consideration to a Community Plan amendment or associated projects for development of a medical facility and offices.
- 22b-Implementation Measure: Strive to encourage members of the public and the medical profession to work together to accomplish such a facility's development.
- 22c-Implementation Measure: Encourage a private party to undertake a medical facility project.
- 23-GOAL: Encourage continued support for quality public services.
- 23a-Policy: Support improvement plans of the various special districts serving the Community Plan area.
- 23b-Implementation Measure: Strive to offer whatever support is necessary so that special districts can continue to provide services to the community area at the same quality level or better quality level than now provided.
- 23c-Policy: Encourage special districts to encompass the entire Community Plan area within their boundaries to the greatest extent possible when consistent with LAFCO-approved spheres of influence.
- 23d-Implementation Measure: Strive to ensure that special districts take steps, when feasible, to annex unattached areas of the Community Plan to their territory.



**MURPHYS / DOUGLAS FLAT
COMMUNITY PLAN**

CALAVERAS COUNTY



SPECIAL DISTRICT BOUNDARIES

- ■ ■ ■ Union Public Utility District
- ▤ ▤ ▤ ▤ Murphys Sanitary District
- Murphys Rural Fire District

Public services

- 24-GOAL: Work towards the conversion of overhead utilities to underground locations within the Historic District.
- 24a-Policy: Work with P.G. & E. and other utility companies to remove overhead facilities and place them underground.
- 24b-Implementation Measure: Adopt a resolution finding it a public benefit to place overhead utility facilities underground on Murphys Main Street.
- 24c-Implementation Measure: With the support of community groups, adopt an enabling ordinance to form an underground utilities district.
- 24d-Implementation Measure: Require all new development along Murphys Main Street to place utilities underground at the time of construction.

8.0 MOBILE HOME RESIDENCES

8.1 Summary of Major Findings

The predominant land use in the Community Plan area is that of the conventional single-family residence. Most of these homes are constructed on an individual "custom" home basis. Murphys has one mobile home park with 123 spaces, of which only 108 were filled as of the first of 1983. In Douglas Flat there is a mobile home subdivision with 42 lots, of which only 36 are occupied. There are less than 20 mobile homes used as residences throughout the remainder of the Plan area.

Changes in State law in 1981 allowed mobile homes to be placed on permanent foundations and taxed as real property. At the same time, the law instituted provisions that require that mobile homes be treated like conventional single-family homes in terms of placement on lots, with certain exceptions.

As housing costs continue to increase, there is more of a demand for manufactured housing. This has the potential to lead to the placement of mobile homes on more and more parcels in the Community Plan area. The Community Plan is able to recommend certain guidelines for the placement of mobile homes on individual lots. This does not affect other manufactured homes that meet the requirements of the Uniform Building Code.

Seventeen per cent of the existing single-family dwellings in the Community Plan area are mobile homes. This is more than three times the countywide average of just over five per cent of all residences being mobile homes. Even though mobile homes can be similar in appearance to conventional homes, there are no controls that can be imposed on the design review of such a home. Since this means that a single-wide "traditional" metal-sided, flat roof mobile home could go

Mobile homes

next to a conventional home, limitations should apply. In the Citizen Attitude Survey, sixty-one per cent said that mobile homes should be discouraged. County ordinance, however, permits a mobile home built after June 15, 1976 to be placed on a permanent foundation on any parcel over 4.75 acres.

8.2 Community Plan Recommendations

- 25-GOAL: Allow mobile homes in the existing mobile home subdivision and mobile home park.
- 25a-Policy: Permit mobile homes on pads in existing mobile home parks and on permanent foundations in existing mobile home subdivisions, provided that the mobile homes to be placed in the subdivision meet County standards.
- 25b-Implementation Measure: Place the Murphys Diggins mobile home park in the Mobile Home (MH) combining district.
- 25c-Implementation Measure: Place the Mother Lode Mobile Home subdivision in the Mobile Home (MH) combining district.
- 26-GOAL: Support community preference in relation to mobile homes.
- 26a-Policy: Permit housing that meets the requirements of the Uniform Building Code.
- 26b-Implementation Measure: With the exception of those areas specified in Goal 24, allow no mobile homes on parcels of less than 4.75 acres within the Rural Community area.
- 27-GOAL: Respect the individual residential character of Murphys and Douglas Flat.
- 27a-Policy: Ensure that the community preference in relation to mobile homes is supported.
- 27b-Implementation Measure: Do not permit mobile homes in the Murphys or Douglas Flat town areas, except in those areas zoned MH consistent with Goal 24.

Multiple family residential

9.0 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

9.1 Summary of Major Findings

The Citizen Attitude Survey determined that there is little public support for multiple-family residential development. There has been a lack of requests from the public at large during the Community Plan hearing process. The Calaveras County General Plan Housing Element, however, mandates that there be a fair and equitable distribution of multi-family development throughout the county.

In 1984, the Murphys-Douglas Flat area contained eight per cent of the County population. The Housing Element, adopted in 1982, indicates a need for a countywide total of 390 additional apartment units by 1985. Using the "fair share" formula, a minimum of eight per cent of these units should be developed within the Community Plan area. This would be 32 multi-family units.

The Community Plan is intended to serve the needs of the area through the remainder of the 20th century. While a Housing element is required to be reviewed and revised every five years, the lands suitable for multi-family use should be identified to provide development potential for the life of the Community Plan.

Characteristics for multi-family suitability include direct access to the State Highway to prevent heavy traffic from using single-family neighborhood streets, current land use on parcels, sewer and water service, and current zoning. The maximum density permitted for multi-family development in Calaveras County is 12 units per acre.

9.2 Community Plan Recommendations

28-GOAL: Provide suitable sites for future multi-family development.

28a-Policy: Identify lands with adequate access from State highway and located within the sewer and water district as lands suitable for multi-family development.

28b-Implementation Measure: Designate parcels with direct access and turn lanes on the State highway, within sewer and water districts, as multi-family parcels with a maximum density of 12 units per acre.

28c-Policy: Protect the existing development on multi-family residential parcels.

28d-Implementation Measure: Retain Multi-Family designations with densities of 12 units per acre for parcels and subdivisions that are already developed, or for which master

Multiple family residential

plans have been considered for multi-family development at this density.

28e-Policy: Retain undeveloped Multi-Family lands.

28f-Implementation Measure: Retain those undeveloped parcels with legally-existing Multi-Family zoning as Multi-Family, with a 12-unit-per-acre maximum density.

10.0 TRANSPORTATION

10.1 Summary of Major Findings

The community area is a mixed inventory of State, county and private roads. Road alignment, surface and width for most of the roads do not meet current County standards. Most of the private roads are decaying due to a lack of provisions for maintenance. The older roads in town areas are narrow, and possibly cannot be widened without extensive condemnation of private property, or the removal or demolition of older structures and private homes.

The future of transportation in the Murphys and Douglas Flat area is keyed to development of new roads that are designed to current standards, and located in such a way to be logical to use to relieve traffic pressures on smaller town area roads. Private roads are the apparent direction for new subdivisions, as the County is not presently accepting new roads into the maintained system.

Downtown Murphys has a severe problem with parking. The only generally-accessible public parking areas are on both sides of Main Street. Some businesses provide limited parking for employees or a small number of public spaces. In anticipation of the need to provide a public parking area, the Board of Supervisors entered into an agreement with the Black Bart Players, a nonprofit organization, to lease County land for development of a theatre and community center facility. Part of the lease provides for the establishment of a central parking area located across from Murphys Park adjoining Murphys Creek (also called Angels Creek).

10.2 Community Plan Recommendations

29-GOAL: Provide for central Murphys parking.

29a-Policy: Encourage development of the Murphys theatre and parking area.

29b-Implementation Measure: Support the efforts of the Black Bart Players and community groups to build the arts/community center and parking area.

Transportation

29c-Implementation Measure: Ensure that the parking area is developed to provide for downtown Murphys parking.

30-GOAL: Develop a new and comprehensive road system.

30a-Policy: Ensure that a new development with internal streets and roads is designed for logical access and interconnecting systems.

30b-Implementation Measure: In reviewing new development, ensure that rights-of-way, street stubs, and designs of roads are adequate to provide for alternatives to existing sub-standard roads, and to relieve traffic congestion from existing roads.

31-GOAL: Develop a road system to relieve central Murphys traffic congestion.

31a-Policy: Prepare a traffic and circulation study for the Bret Harte Drive-Murphys Creek Drive-Surrey Lane area that will connect from Sheep Ranch Road to Highway 4.

31b-Implementation measure: Implement the traffic study by incorporating both building permits and other discretionary permits as participants with proportional payments of in-lieu fees as determined by the traffic plan.

31c-Implementation measure: Incorporate General Plan road policies into the Community Plan.

31d-Implementation measure: Identify the new road from Highway 4 to Sheep Ranch Road in the Community Plan.

31e-Implementation measure: Upon its approval by the Board of Supervisors, the Murphys traffic plan shall be incorporated as a part of this Community Plan.

SECTION III: COMMUNITY PLAN IMPLEMENTATION

1.0 IMPLEMENTATION PROGRAM

1.1 Purpose

Once adopted, there are numerous steps to putting the Community Plan into effect. Some implementation may be as simple as direction to County staff in reviewing permit applications. Other measures may require Board of Supervisors' adoption of an ordinance.

As the Community Plan is part of the countywide General Plan, and an ongoing development plan, not all implementation measures can be initiated immediately upon adoption. Those measures that require some official action on the part of the County or other organizations have been assigned priorities. This will assist in reviewing the progress of plan implementation. Responsibilities assigned to a County department will ultimately require approval of the Board of Supervisors.

1.2 Implementation Program and Priorities

Measure: The number of the implementation measure from the Community Plan.

Summary: Basic statement of the measure or goal.

Responsibility: The department, agency or organization responsible for undertaking the implementation.

Priority: The phase of implementation under which the measure should be completed:

- A - First priority
- B - Second priority
- C - Third priority
- R - Implemented during project review
- O - Ongoing implementation

Those measures for which responsibility lies with the "Community"

Implementation

means that individuals or community organizations must start the implementation. While the County will offer support and assistance, these are measures that will not be approved without community support.

<u>Measure</u>	<u>Summary</u>	<u>Responsibility</u>	<u>Priority</u>
1b	Approve consistent projects	Planning	O
1c	Special consideration to character	Applicants	O
1f	Incorporate open space in projects	Planning	R
2b	Strive to annex Plan areas into Districts	LAFCO	O
2c	Project impact on services	Planning	R
3b	Enforce road ordinance	Public Works	O
3d	Road acceptability consistency	Planning	R
3f	Road maintenance associations required	Planning	R
4b	Facilitate job-generating land uses	Board	O
4c	Encourage visitor-oriented land uses	Board	O
5b	Consider com'l projects in com'l areas	Planning	R
5e	New commercial Plan amendment policy	Board	R
6b	Allow mixed uses and densities	Board	A
6d	Commercial and Multi-family in town	Board	A
6f	Encourage architectural compatibility	Planning	R
6g	Develop community architecture guide	Community	A
6i	Douglas Flat access to Hwy 4	Planning	R
6j	Discourage com'l in SFR areas	Planning	R
7c	Traffic studies for impacted roads	Public Works	R
7e	Utilize road ordinance	Public Works	R
8b	Designate Agriculture Preserves	Planning	A
8c	Designate Resource Production lands	Planning	A
8d	Designate Resource Production lands	Planning	A
9b	Enforce road ordinance	Public Works	R
9c	RR and RT densities	Planning	A
9d	Fire District annexation	LAFCO	O
10b	No commercial in Rural Community Area	Board	A
11b	Amend RTP for Community area roads	Public Works	B
12b	Enforce Flood Hazard ordinance	Building	R
12c	Identify flood areas	Planning	B
13b	Utilize density transfer	Planning	O
13d	Density transfer with park lands	Planning	O
14b	Permit clustering in specific zones	Planning	R
<u>Measure</u>	<u>Summary</u>	<u>Responsibility</u>	<u>Priority</u>

Implementation

15b	Amendment findings and requirements	Planning	R
15d	Project commitments	Planning	R
15f	Development agreement authorization	Planning	R
16b	Designate watershed lands	Board	A
16c	Watershed density	Board	A
17b	Consider UPUD recommendation on GPAs	Board	R
17e	Enforce sanitary setbacks	Env Health	R
18b	Assist in formation of park district	Planning	B
19b	Consideration for open space	Planning	O
19d	Require landscpaing	Planning	R
19f	Encourage open space easements	Ag Commissioner	O
20b	Enforce park dedication requirements	Planning	R
20c	County is to be land trustee	Board	A
21b	Seek funding for an area medical clinic	Health Services	B
21c	Involve community groups	Health Services	B
22b	Private/public medical facility program	Mark Twain	B
22c	Encourage a private party	Health Services	B
23b	Support to special districts	LAFCO	C
23c	Encourage consistent spheres	LAFCO	A
23d	Annex plan area territory	Special Districts	C
24b	Underground utility district	Board	B
24d	Mandatory undergrounding onsite	Planning	R
25b	MH zoning for Murphys Diggings	Planning	A
25c	MH zoning for Mother Lode MH park	Planning	A
26b	Mobile homes in Rural Community area	Planning	O
27b	No mobile homes in Town areas	Planning	O
28b	Parcels for Multi-family	Planning	A
28c	Grandfathering existing MFR	Board	O
28d	MFR densities	Planning	A
28f	Grandfathered densities for MFR	Board	O
29b	Support Black Bart theatre/parking lot	Board	A
29c	Develop downtown parking lot	Board	A
30b	Review of proposed road systems	Public Works	R
31b	Traffic study for central Murphys	Public Works	A
31c	Incorporate General Plan road policies	Public Works	R

<u>Measure</u>	<u>Summary</u>	<u>Responsibility</u>	<u>Priority</u>
----------------	----------------	-----------------------	-----------------

Implementation

31d	Identify new road from Hwy 4>Sheep Rnch	Board	O
31e	Incorporate Murphys Traffic Plan	Board	A

1.3 Implementation of the Community Plan: Administration

The Planning Director serves as the County implementation coordinator. The Director will oversee implementation of the Community Plan and periodically report on its progress to the Planning Commission and Board of Supervisors.

2.0 COMMUNITY PLAN REZONING

2.1 Zoning and Community Plan Consistency

State law requires that zoning districts assigned to property in the Community Plan be consistent with the land use designation. The Community Plan established the consistent zones in Section II. The zone changes are being undertaken as part of Zoning Amendment #1400 to rezone all lands within the Plan concurrently with the adoption process of the Community Plan.

2.2 Consistent Zoning Districts

Under the provisions of Title 17 of the Calaveras County Code, Zoning, in effect at the time of Plan adoption, the following zones shall be consistent with the Community Plan land use classifications:

<u>Land Use Designation</u>	<u>Parcel Sizes, Notes</u>	<u>Consistent Zone</u>
Domestic Watershed		A1-X-EP
Rural Transition	20-acre minimum	RA-20
	Less than 20-acre minimum	RA-5
Agriculture Preserve	50-acre minimum	AP-50
Resource Production	20-acre minimum	GF-20, A1-20
	Less than 20-acre minimum	RA-X, RA

Implementation

<u>Land Use Designation</u>	<u>Parcel Sizes, Notes</u>	<u>Consistent Zone</u>
Rural Residential	Rural Community area: 20-acre minimum 10-acre minimum 5-acre minimum Big Valley Subd., Murphys Ranch Unit 3 vicinity Town Areas: 5-acre minimum 1-acre minimum Central Murphys	RA-20, RR-20 RA-10, RR-10 RA-5, RR-5 RR-X RR-5 RR-1 RR-1
Single-Family Residential	Murphys Ranch Subdivision #1,#2 Murphys town area Douglas Flat town area Central Murphys	R1-X R1-10000 R1-1 R1-10,000
Multi-Family Residential	6 units per acre 12 units per acre	R3-7200 R3-3600
Commercial	Murphys town area Douglas Flat	C1 C2 CP C1 C2 CP
Mixed Use		R1-10000 C1 CP
Professional Offices		CP
Industrial		M1

3.0 REVIEW AND AMENDMENT

3.1 Periodic Review

The Community Plan, actual development and implementation of the Plan should periodically be reviewed for consistency with the desires and values of area residents. As written, this Plan should be valid through the end of the century.

3.2 Amendment

Community plans may be amended as part of the General Plan amendment process no more than three times per calendar year. There are built-in policies that guide consideration of amendments to the Plan. Any Community Plan amendments must be consistent with these policies to be approved.



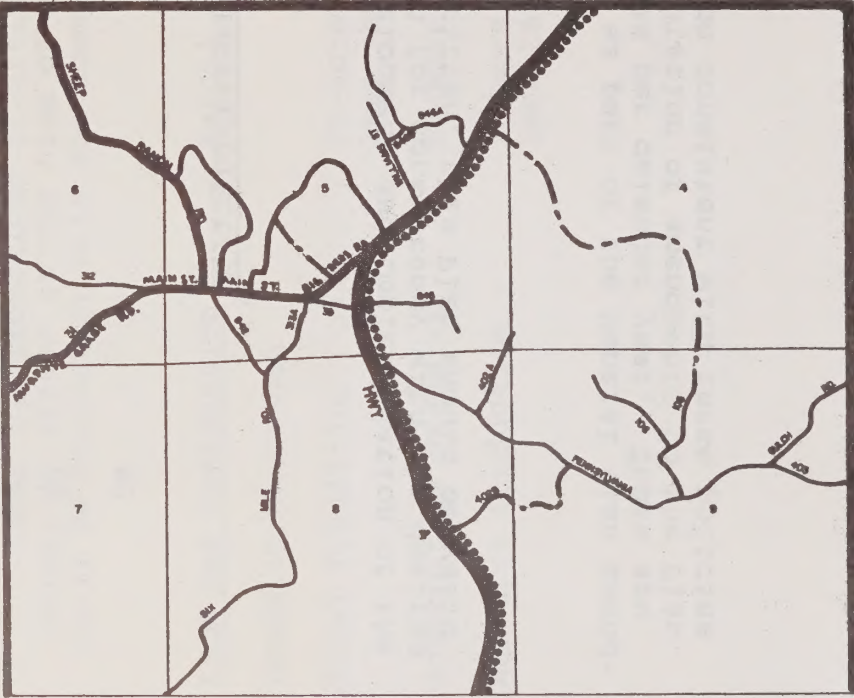
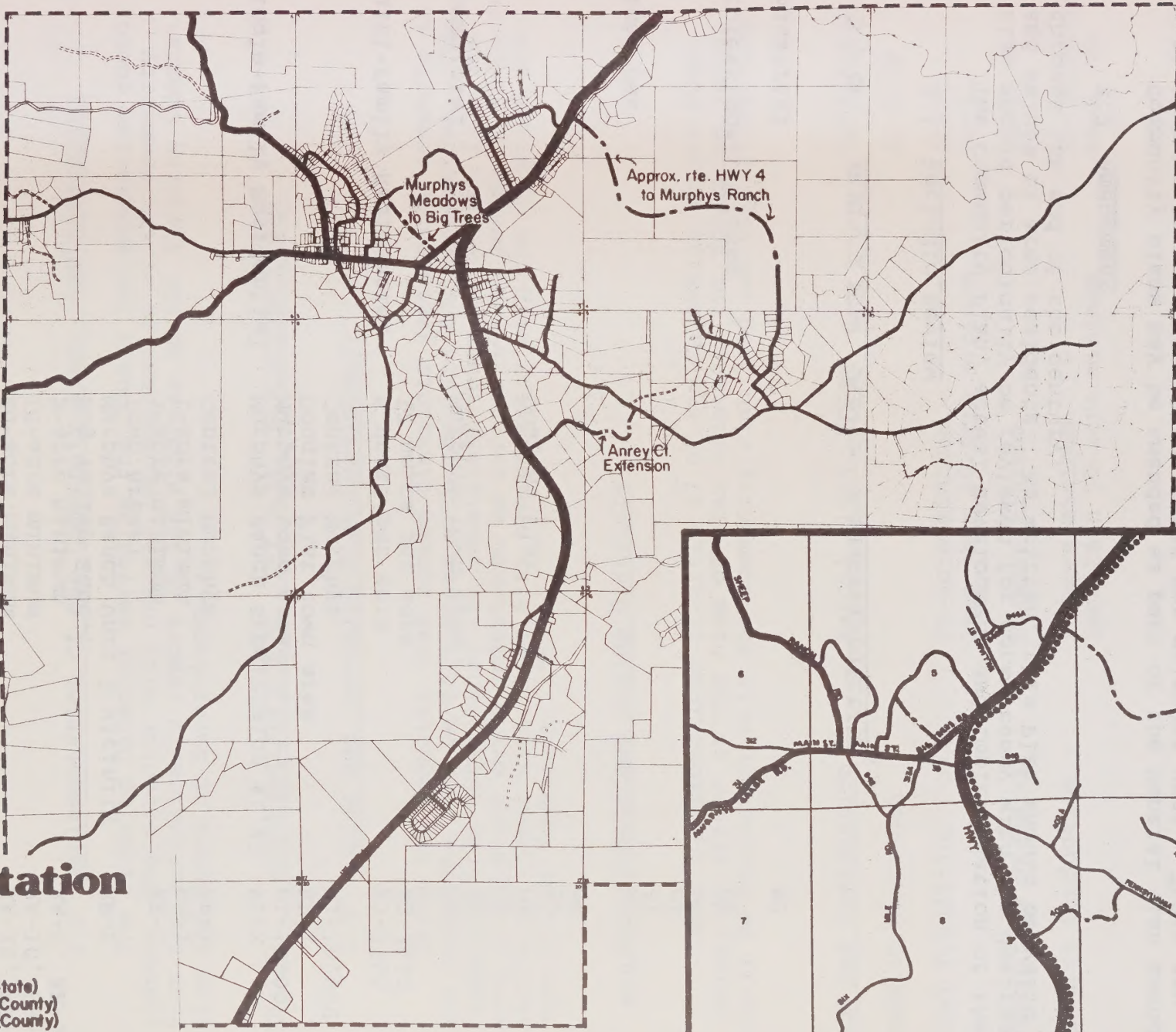
Transportation Plan

Roads

- Minor Arterials (State)
- Major Collectors (County)
- Minor Collectors (County)
- Future

State Scenic Highways

- Officially Adopted
- Proposed



MURPHYS

0 0.25 0.50
Scale in miles

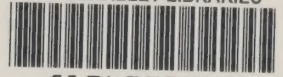
38 MAIN ST.	4028 ANNEY CT.
105 ROARING CAMP RD.	4025 BOLAR RANCH RD.
106 COOTE DR.	846 ALBERS ST.
312 FRENCH GULCH RD.	646 MITCHELL AVE.
354 SCOTT ST.	948A APPLE GLEASON DR.
402A WOODLAND DR.	948B SHADY GROVE LR.

Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

Oversized Map or Foldout not scanned.

U.C. BERKELEY LIBRARIES



C124923261

